

LAND SUBDIVISION COMMITTEE MEETING
February 2, 2012

Members

Gregg Humphrey

Steve Stewart

Nate Bottom

Allen Alexander

Matt McLaughlin

Rick Weber

Paul O'Shea

Lori Williams

Brian Davis

Others

Alex Lyons

Nick McCarthy

Jazzcelyn G. Loleng

Don Defrates

Mike Schertz

Staff

Joe Zeibert



February 3, 2012

TO: Alex & Dana Lyons

RE: Lyons Estates

4145 Old Route 36

City Minor Subdivision

Springfield, IL 62707

Final Plat

Enclosed are minutes of the **February 2, 2012** Subdivision Committee Meeting.

☒ Revisions are necessary – See minutes

☐ Revisions are not necessary

The following are needed at the Planning Commission office **as soon as possible** for transmittal to the City Clerk.

☒ Original

☐ 8 Copies

☐ Percolation Data & Certification

☐ Covenants

☐ Proof of Publication from Newspaper

☐ Surveyor's Certification

☐ Owner's Acknowledgement

☐ Drainage Statement

☐ Other

cc: Sangamon Valley Surveying & Consulting
Nick & Jennifer McCarthy

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 2011-03

CENSUS TRACT # 38.01

NAME OF SUBDIVISION:	Lyons Estates City Minor Subdivision – Final Plat
JURISDICTION:	City
DATE OF MEETING:	February 2, 2012
OWNER:	Alex and Dana Lyons
ENGINEER:	Sangamon Valley Surveying & Consulting
DESCRIPTION:	Pt NW ¼, Sec. 29, T16N, R4W – North side of Old Route 36, north of I-72 and east of Kamm Road
	<u>3.792</u> Acres <u>2</u> Lots

MOTION TO RECOMMEND: Approve Subject to

BY:	Nate Bottom
2ND BY:	Brian Davis
VOTE:	Unanimous

Joe Zeibert, Regional Planning Commission, said the size of the existing septic field needs to be identified for lot 2. He said that all septic fields identified need to be dimensioned on the plat. Note #4 needs to be corrected to delete the reference to Margaret Avenue. He said the pond needs to be identified on the plat as well as the existing utilities within and adjacent to the site. Zeibert said a utility easement needs to be shown on the plat to accommodate the public utilities to serve the development. Zeibert stated as a reminder that original certificates will need to be provided to the office of Public Works before the plat can be heard by City Council.

Nate Bottom said the professional land surveyor seal, original signature, date of signing and the license number with the date of expiration needs to be identified on the plat. He said a general land legal description of the plat is needed that includes the total acreage to the nearest thousandth. Bottom stated that the point of beginning and the point of commencement shall be identified as per the legal description.

Nate Bottom made a motion to approve the final plat subject to:

1. Identifying the size of the existing septic field
2. Dimensioning all septic fields on the plat
3. Note #4 correction to delete the reference to Margaret Avenue
4. Identifying the pond on the plat
5. Showing the existing utilities within and adjacent to the site

6. A utility easement to accommodate the public utilities to serve the development
7. Land surveyor seal, original signature, date of signing and license number with the date of expiration
8. Providing a general land legal description that includes the total acreage to the nearest thousandth
9. Identifying the point of beginning and the point of commencement as per the legal description

Brian Davis seconded the motion and the vote to approve was unanimous.

Gregg Humphrey asked the engineer if the subject to's were understood. The engineer stated that they were understood.



February 3, 2012

TO: Jazzcelyn G. Loleng

4112 Blair Dr

Springfield, IL 62712

RE: Highlander Estates Plat 1

Partial Plat of Vacation

Lot 20

Enclosed are minutes of the February 2, 2012 Subdivision Committee Meeting.

cc: Greene & Bradford

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 2002-12

CENSUS TRACT # 39.01

NAME OF SUBDIVISION: Highlander Estates Plat 1 – Partial Plat of Vacation – Lot 20

JURISDICTION:

DATE OF MEETING: February 2, 2012

OWNER: Jazzcelyn G. Loleng

ENGINEER: Greene & Bradford

DESCRIPTION: Pt SW ¼, Sec. 8, T15N, R4W – South side of Blair Drive,
east of Laxford Drive

Acres

Lots

MOTION TO RECOMMEND: Withdrawn

BY:

2ND BY:

VOTE:

Don Defrates, Greene & Bradford, stated that they are asking for the committee's approval to proceed with a partial plat of vacation to vacate a portion of the easement located in the rear yard of lot 20. He said his client has constructed a deck that is located within that easement. He said the packet that was presented was more of an informational packet.

Joe Zeibert, Regional Planning Commission, said all sign off's have been received from the affected utility departments. Zeibert said the committee will need to discuss if the developer can proceed with preparing a partial plat of vacation as a condition of approval or if the partial plat of vacation should be submitted next month for review.

Nate Bottom, Office of Public Works, asked if the developer constructed the deck without a building permit. Defrates said that was correct. He said they started to construct the deck and then went to obtain a building permit. Defrates could not speak for the building and zoning department on why a building permit was not required at that time since he was brought into the project after the fact. Bottom asked if the drainage was adversely affected by the construction of the deck within the easement. Defrates said there is a 15' easement located at the rear of lot 20. The existing drainage swale is offset and is mainly located on the neighbor's lot which is located within the easement. Bottom asked if the homeowner's association has signed off on the partial plat of vacation since it is the homeowners association responsibility to maintain the swale. Defrates said the board of the homeowners association is made up of one person which may not be legal. Zeibert said the homeowners association may not have been set up properly

since the development was not completed. Defrates said they have sent information to the person in charge of the homeowners association but has not received any feedback from him.

Lori Williams, Office of Public Works, concurred with the concerns presented by Nate Bottom

Matt McLaughlin, City Building and Zoning, concurred with the same concerns as Nate Bottom.

Mike Schertz said he was responsible for the construction of the deck. Schertz asked if there would be anything else required after the sign off from the homeowners association has been received. Bottom said the office of Public Works still has concerns with the location of the deck. He said the deck may need to be relocated back 4-5' in order to allow the proper maintenance of the swale by the homeowners association. Bottom said another item that will have to be submitted is a partial plat of vacation. Humphrey said the homeowners association will need to sign off on the easement vacation and indicate that they can maintain the drainage swale within the remaining 7.5'.

Brian Davis said there may be some confusion on whether or not a homeowners association even exists. Defrates said the original developer set up the covenants to where the homeowners association would be set up once 75% of the lots have been sold. Humphrey asked if plat one was 75% completed. Defrates did not know if it was 75% complete. Bottom asked about what was done in a similar situation for Buckley Ridge Estates. He thought sign offs from each lot owner were required for an easement vacation. Zeibert said the vacation within Buckley Ridge Estates was to vacate a portion of the open space which is a different situation than what was being reviewed today.

Don Defrates asked to withdraw the development from the agenda in order to obtain the necessary information.